



## 37 The Wynd

, Pelton, DH2 1EH

**£99,995**

**\*\* A WELL PRESENTED 3 BEDROOM SEMI DETACHED PROPERTY WITHIN THIS POPULAR ESTATE WITHIN PELTON - BEING SOLD WITH A TENANT IN SITU GENERATING A YIELD OF 7% GROSS \*\***

An ideal investment property for someone wishing to benefit from the ownership of a property being located in a more desirable area and being occupied by a professional tenant who wishes to stay. The property offers well sized accommodation throughout comprising of a Entrance Hall, a spacious Kitchen Diner, a Lounge, and a rear Lobby area leading out to the Garden with a further three Bedrooms and a family Bathroom to the first floor. The property is equally as impressive externally having a lawned garden and shared driveway to the front and what we deem to be a generously sized rear garden to the rear. Pelton is a Village within County Durham located approximately 2 miles to the North West of Chester Le Street, 4 miles from Stanley and 8.5 miles from Newcastle making it easily commutable for anyone working in the City.

- EPC Rating 'C' - 69
- UPVC double glazing and gas central heating
- **\*\* A Buyers premium of 2% plus VAT is payable on completion of the sale - this is handled on a 'no sale no fee' basis \*\***

### Viewing

Please contact our Progression Property Office on 01642 063352 if you wish to arrange a viewing appointment for this property or require further information.





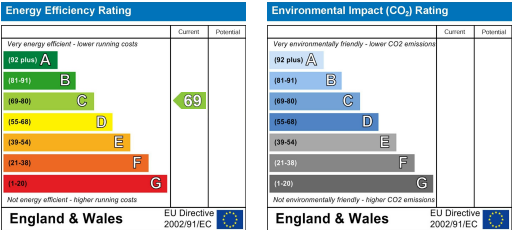
Floor Plan



Area Map



Energy Efficiency Graph



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